

VIC'S LANDING

BOARD MEETING MINUTES

Thursday, October 26, 2023 at 4:00 PM MDT

Alpine Edge – 130 Ski Hill Rd, Suite 130

– and –

Remote via GoToMeeting

Vic's Landing Board of Directors

- Tom Joachim - President
- Tom Booth- Vice President
- Jessee Blumentritt- Secretary
- Nick Borovich-Treasurer
- Pam Krenek- Member At Large

Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – HOA Director of Communications
- Erik Keefe – HOA Manager

1. Welcome

- Roll Call; Establish Quorum

The whole board attended the meeting. Tom Booth called the meeting to order at 4:01 p.m.

- Review & Approval of Meeting Minutes – 7.26.23

This was not discussed in the meeting.

2. 2024 Proposed Budget Review

Lindsay presented three budgets: duplex, condos, and shared.

- Duplex:
 - The landscaping expenses were removed from the budget allocated for the duplexes, and instead, they were added to the shared budget.
- Condos:
 - Gas and Electric – increased based on estimated 2023 actuals.
 - Pest Control – increased by 10% over 2023 actuals
 - Sewer and Water – increased by 5%.
 - Gutter Cleans –increased by 10% over 2023 actuals.
 - Insurance – increased by 10% over 2023 actuals pending a rebid.
- Shared:
 - Landscaping – combined all landscaping and increased 10% over 2023 actuals.
 - Trash Removal – increased by 5%. The proposed amount does not include recycling fees.
 - Water Irrigation – increased by 5%.
 - Management Fee increase by 7.5% based on Denver CPI.
 - AE will deliberate on how the fee amount can be reduced.
 - A contingency of \$5K was added as an operating cushion.

Nick proposed that the HOA restart funding for the shared reserve.

3. New Business

A. Annual Meeting Review

The annual meeting was originally scheduled for December 14th but will be rescheduled due to scheduling conflicts. AE will check the availability of the library and propose a new date.

B. Maintenance Items

a. Irrigation

There was a spike in the irrigation bill, and AE addressed it with the Town, which gave the Association credit for future months.

b. Sewage Lift Station

Pumps are running and will be kept an eye on.

c. Concrete Condo Walkways

This topic was tabled until after the Annual Meeting. This will need to be addressed next summer.

d. Gutter Cleans

The gutters in the Association will be cleaned this week, including the drains on the flat roofs of the condos.

4. Open Forum

5. Adjournment

There was a motion to adjourn at 5:49 PM.

